



Historic District Commission

Meeting Minutes

11/26/2019

7:30 PM

Room 126, Town Hall, 472 Main St, Acton, MA 01720

Present: David Honn (DH), Anita Rogers (AR), Ron Regan (RR), Fran Arsenault (FA), Arthur Leavens (AL).

Absent: David Shoemaker (DS), Dean Charter (DC) BOS liaison.

1. Opening

Chair David Honn opened the meeting at 7:35 pm.

2. Regular Business Regular Business

- A. Citizen's Concerns – DH got an email question about 615 Mass Ave and forwarded to FA to respond. RR brought up that we can't have a meeting on the 10th of December because of the special town meeting; we will need to reschedule the public hearing for 66 School St. DH asked FA to re-schedule the public hearing and schedule a public hearing for 3 Wood lane at the first meeting in January. DH went over the town schedule for the extra special town meeting on Dec 3rd and the items on the Dec 10th meeting. FA took care of the meeting room schedule.
- B. Approval of Meeting Minutes – AL makes a motion to approve the minutes of 11/12, AR seconds, and the motion was approved 5-0.
- C. Review Project Tracking Spreadsheet – The clerk emailed DH that there was a duplicate certificate filed for application 1923, which should have been 1924.
- D. Chair's update –
FA filed Application to CPC for funds to plant trees in HDC. DH got an email that the HDC lost the money allocated by the CPC for the district analysis and zoning proposals.

3. New/Special Business [or other applicable agenda items]

- A. Renovations at 48 School St. (application 1929) by Brian and Ann Berkowitz
AR liaison. Applicants present. Kitchen and bath renovation, replace 2 double hung windows and a picture window with 3 double hung windows, 2 awning windows with double hung, aluminum siding with Hardie board (fiber cement clapboard), replace kitchen door, replace 2 sky lights in kind and ½ round gutters. The windows are from the Marvin Windows "Elevate" collection. AR – the Elevate series is clad in fiberglass on the outside and is cased differently from a wood window; the casing looks wider by about ¾" Marvin can set the sashes in a wood frame and sill that will match the look of the other wood windows in the house ("look more right"). The sash is clad in aluminum on the outside. Marvin or Jeld-Wen will put clad sashes in a wood frame. For the muntins AR



recommended 5/8". AR noted that Marvin has more choices and suggested a putty profile that will look more like existing windows, ½ round gutters along kitchen east side with round downspouts, maybe copper. Applicants still talking to contractors.

The kitchen is an addition on the back of the house, the East side is mostly obscured by the front part of the house, visible at a significant distance (past the fire station) from the East facing west. The West side is only obscured by trees and shrubbery.

AR makes a motion to approve 8 new windows, clad sash in wood frame, Jeld-Wen or Marvin, muntin to match profile of existing, head and Jam to match, 2 skylights to match existing, replace aluminum siding with Hardie board to match existing exposure.

Recommendation – be careful with glass color and coatings. Findings – building across the street has Hardie board, the location of windows and siding have low visibility from the street. AL seconds.

The motion was approved 5-0. Pending abutters notices.

B. Roof and gutters at 70 School St (application 1931 (roof) and 1932 (gutters)) by Ann Flint

AL liaison. Applicant present. Wood gutter crown replacement with fiberglass replica (3 Wood lane recently did similar replacement). Replace in kind or keep existing corrugated rectangular aluminum downspouts; new roof to be Timberline Architectural shingles high def on both house and garage. DH – our preference is for smooth round downspouts. DH goes over the standard roof details for drip edge and ridge vent.

AL makes a motion to approve replacement of the roof with Timberline Architectural shingles, drip edge to match trim, ridge vent to gable ends, and replacement of wood crown gutters with fiberglass replicas reusing existing downspout or replace with round. AR seconds.

The motion was approved 5-0. Pending abutters notices.

C. Garage roof replacement at 18 Wright Terrace (application 1930) by Catherine Fochtman

RR liaison. Leo Fochtman present. Timberline Architectural shingles, white drip edge matching the trim, no ridge vents. The roof is hips and gable, original to the house around 1911.

RR makes a motion to approve replacement of the garage roof with Timberline Architectural shingles, white aluminum drip edge to match trim, no ridge vent. AL seconds.

The motion was approved 5-0. Pending abutters notices.

D. Replace roof at 250-252 Arlington St (application 1933) by Christi Anderson

AR liaison; Christi Anderson present. If the existing roof is already architectural then this can be a CNA; otherwise, a COA is necessary, requiring notice to abutters.

AR makes a motion to approve replacement of the roof with Architectural shingles, ridge vent gable to gable end, drip edge color to match trim. AL seconds.



The motion was approved 5-0. Pending abutters notices if this is a COA.

E. Letter of support for Library Chimney at 486 Main St and Isaac Davis monument across from town hall on Main St (no application) by Andrea Ristine

Andrea Ristine sent an email to DH asking for support letters for CPC funds to work on the library Chimney and Isaac Davis monument.

DH makes a motion for the HDC to write letters of support for both projects. AL seconds.

The motion was approved 5-0. DH will draft the letters.

F. Guidance on the repair or replacement of windows at 84 Nagog Hill Rd. (no application) by Ann Cole-

Ann described several problems, including one window in severe disrepair and a general need for window repair, replacement and storm windows. DH went over the policy, noting that the HDC prefers window repairs to replacement and that storm windows are out of the purview of the HDC. DH referred Ann to the Iron Works Farm project as a resource to find repair contractors and gave J P Moriarty Millwork in Somerville as an example. AR went over storm windows, wood and aluminum and suggested Allied double track storms as an option with minimal impact on the look of windows as the frames are smaller than a triple track. AR offered to get an address of a property on Bow St. Somerville where the Allied double tracks are used.

No motion.

Adjournment At 9:32 p.m., it was moved and seconded to adjourn the meeting. The motion was approved unanimously.

Documents and Exhibits Used During this Meeting

- Meeting minutes of November 12th of 2019;
- Application 1929;
- Application 1930;
- Application 1931/1932;
- Application 1933.